BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of January 13, 2026

RESOLUTION NO.

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT MAKING FINDINGS IN SUPPORT OF ADOPTING THE EMPLOYEE HOUSING ORDINANCE.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use and to adopt and amend general plans and zoning and building ordinances for such purposes and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-IM47 directs the County to amend the Zoning Regulations such that they are consistent with California Health and Safety Code Sections 17021.5 and 17021.6, which require local agencies to principally permit employee housing at certain scales as residential or agricultural uses; and

WHEREAS, on October 16, 2025, the Humboldt County Planning Commission recommended the Board of Supervisors adopt the proposed draft Employee Housing Ordinance; and

WHEREAS, on December 26, 2025, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing with the Board of Supervisors on the proposed amendments regarding the Employee Housing Regulations; and

WHEREAS, the Board of Supervisors held a public hearing on the Employee Housing Ordinance and text amendment on January 13, 2026.

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

1. **FINDING:** **Record Description:** An amendment to the Inland Zoning Regulations to add Section 314 47.3 to implement Employee Housing regulations in a manner consistent with the current State requirements as established within California Health and Safety Code Sections 17008, 17021, 17021.5, 17021.6, and 17021.8. Additional changes are made to amend the Regulations for Zoning Districts in Sections 314-5 and 314-7, the Glossary of Use Types in Sections 314-170, and 314-177, and the Definitions in Sections 314-136 and 314-147 in order to maintain consistency both externally with California Health and Safety Code and internally with the proposed Employee Housing Regulations.

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EVIDENCE: a) Record File: PLN-2023-18353

FINDINGS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING: The proposed project is exempt from environmental review.

EVIDENCE: a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The proposed amendment only implements existing State Law which the County is already beholden to, so approval of the amendment does not have the potential to cause a significant effect on the environment.

b) The ordinance amendments will not change the density requirements within the General Plan. Employee housing is required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility of causing a significant effect on the environment.

PUBLIC INTREST

3. FINDING: The amendments are in the public interest. Adopting the Employee Housing Ordinance to match the terms of California Government Code is consistent with the purpose of the Zoning Ordinance.

EVIDENCE: a) The intent of the ordinance is to more broadly allow the development of employee housing in the County, which should increase available affordable housing and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN

4. FINDING: The proposed Employee Housing Ordinance is consistent with the General Plan.

EVIDENCE:

a) The Employee Housing Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Implementation Measure H-IM47. H-IM47 directs the County to amend the Zoning Regulations such that they are consistent with California Health and Safety Code Sections 17021.5 and 17021.6, which provide requirements for permitting employee housing as residential and agricultural uses. Section 17021.6 includes the use permitted by Section 17021.8, so the terms of 17021.8 are included in the Ordinance. Section 17008 defines employee housing as used by Section 17021.5 and 17021.6, so that definition is replicated in the Ordinance for ease of interpretation.

b) The General Plan identifies where residential, commercial, agricultural, and industrial uses are allowed. This ordinance amendment would not significantly change that. The change would be an increased permissible housing density within agricultural zones, but such housing would be accessory to agricultural uses.

CONSISTENCY WITH STATE PLANNING LAW

5. FINDING: Humboldt County Code Section 312-50.3.4 requires that any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development, in determining compliance with housing element law, unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE:

a) The amendment does not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law. The amendment will not reduce the potential residential density of parcels within Humboldt County.

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PURPOSE OF ORDINANCE

6. FINDING: The primary purpose of the ordinance is to amend local laws and regulations to ensure compliance with State Employee Housing Regulations.

EVIDENCE: a) The Employee Housing Ordinance will enable Planning and Building staff to better communicate and implement the requirements and features of the Employee Housing Regulations in accordance with State Law.

NOW, THEREFORE, based upon the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

1. Adopt the Employee Housing Ordinance; and

2. Direct the Clerk of the Board to publish the Post-Adoption Summary of the Ordinance within fifteen (15) days after its passage.

Dated:_____ _____

Supervisor Michelle Bushnell, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor _____, Seconded by Supervisor _____, and the following vote:

AYES: Supervisors: --
NAYES: Supervisors: --
ABSENT: Supervisors: --
ABSTAIN: Supervisors: --

STATE OF CALIFORNIA
County of Humboldt

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

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I, Tracy Damico, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

_____

By Kaleigh Maffei
Deputy Clerk of the Board of Supervisors of the County of Humboldt, State of California